

Euless Development Report



Contact Information

Building Permits and
Certificates of Occupancy
Deborah Howard
(817) 685-1630
dhoward@ci.euless.tx.us

Development Review Status
Holly Houston
(817) 685-1623
hhouston@ci.euless.tx.us

General Contact
Director
Chris Barker
(817) 685-1637
cbarker@ci.euless.tx.us

Development Review and
Demographics
Stephen Cook, AICP
(817) 685-1648
scook@ci.euless.tx.us

Rankings:

- ★ 34th on *Money Magazine's* Top 100 Best Places to Live in America
- ★ One of the Best Places to Raise Your Kids by *BusinessWeek Magazine* (2008)

September 2009

In this report:

- ★ Residential Growth and Development Case Activity
- ★ Active Residential Subdivisions
- ★ Foreclosure Activity
- ★ Commercial Development
- ★ Code Enforcement
- ★ Health Inspections
- ★ Development Activity
- ★ Demographics and Data

Welcome to the Euless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euless departments. Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually.

This report is available on-line:

www.euless.org/planning/DevelopmentReports.htm

Residential Growth and Development Case Activity

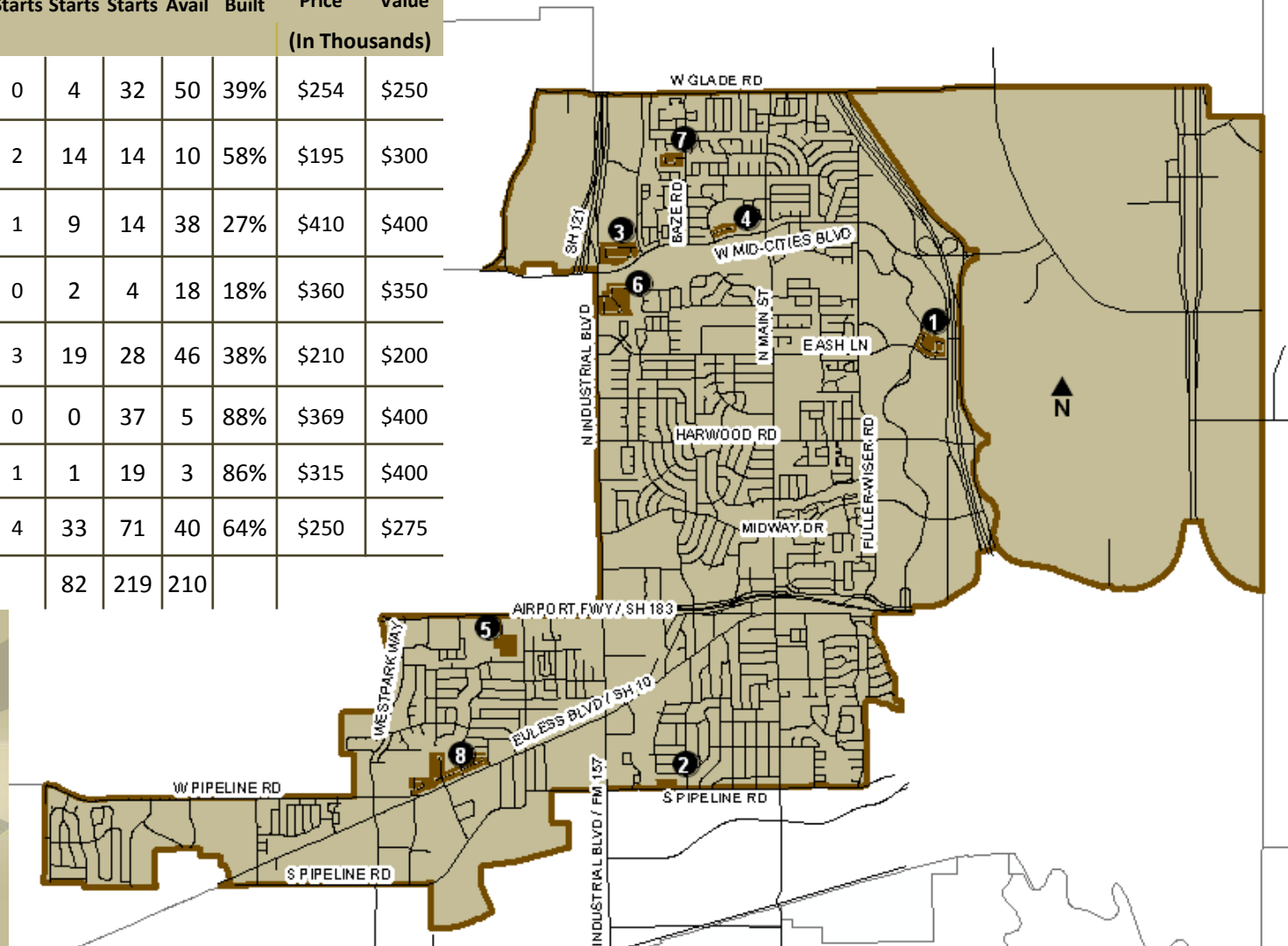
Residential Permits September 2009	Permits in Sep		Permits YTD		Value in Sep			Value YTD		
	2008	2009	2008	2009	2008	2009	Ave 9/09	2008	2009	Ave 09
New Residential Construction	6	11	67	84	\$ 1,918,728	\$ 3,452,244	\$ 313,840	\$19,009,606	\$ 24,803,979	\$ 295,285
Additions/Alterations	9	19	107	113	\$ 29,580	\$ 112,885	\$ 5,941	\$ 809,683	\$ 723,464	\$ 6,402
Residential Fence Permits	9	13	118	111	\$ 10,800	\$ 19,889	\$ 1,530	\$ 204,588	\$ 127,685	\$ 1,150
Total Residential Permits	24	43	292	308	\$ 1,959,108	\$ 3,585,018		\$20,023,877	\$ 25,655,128	

Development Review Cases September 2009

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#07-05-FP	Quiktrip	1120 N. Industrial Boulevard	12-28-07	8-25-09	9-1-09	N/A
#08-02-PP	AUU Flex Office Storage Facility	2622 S. Pipeline Road W.	12-23-08	9-22-09	10-6-09	N/A
#08-13-SP	AUU Flex Office Storage Facility	2622 S. Pipeline Road W.	12-15-08	9-22-09	10-6-09	10-27-09
#09-03-SP	Legend Healthcare & Rehabilitation	900 Westpark Way	5-11-09	8-27-09	9-1-09	9-8-09
#09-06-SUP	Nepali Cultural & Spiritual Center	2219 W. Eules Boulevard	8-4-09	Still in Progress	TBD	TBD
#09-10-CC	Gas Drilling Pad Site Reveille 1h, 2H (David H Arrington)	Located at the northeast corner of Westpark Way and W. Pipeline Road	7-16-09	9-29-09	N/A	10-13-09
#09-11-CC	Greek Orthodox Festival	Cullum Drive			N/A	9-22-09

Active Residential Subdivisions

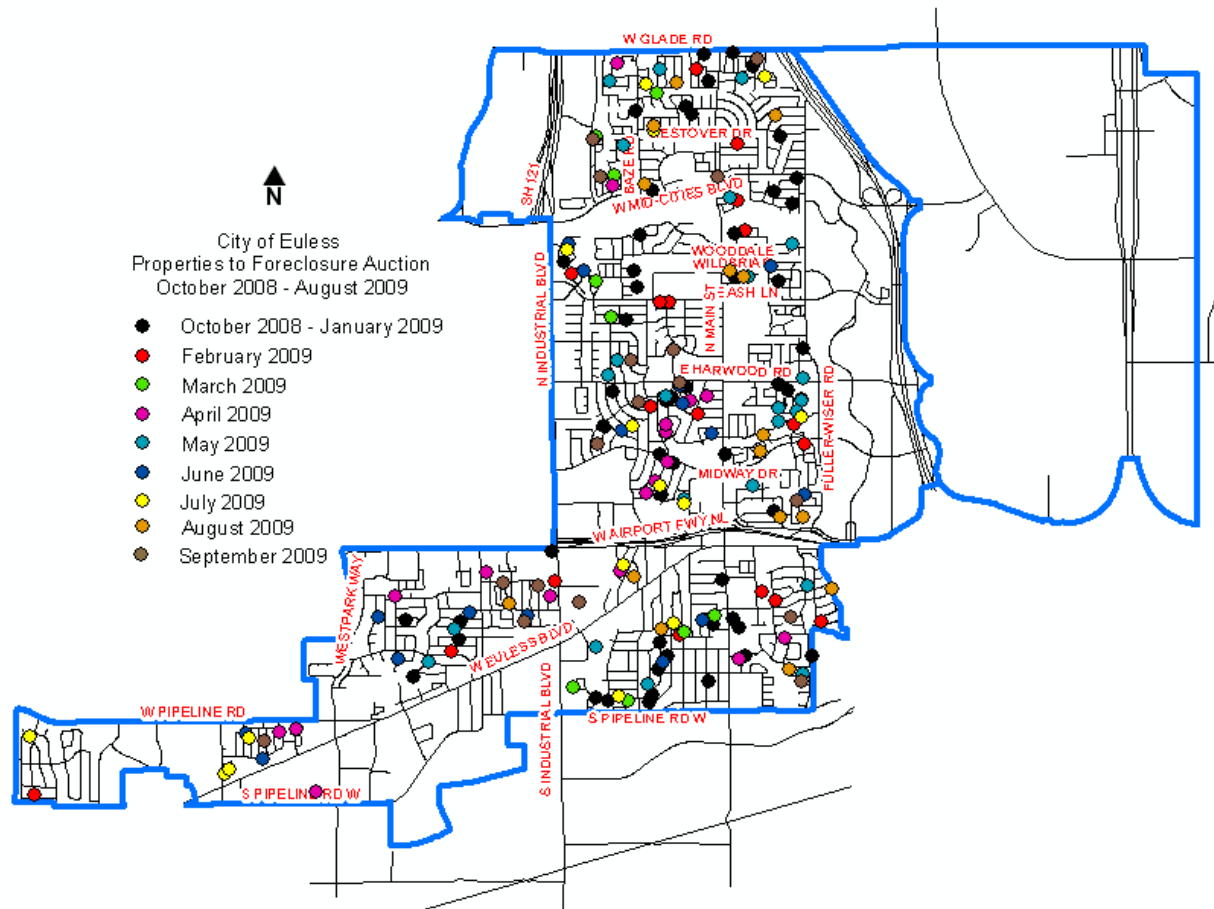
Map Ref #	Most Active Subdivisions	Platted Lots	Sep Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price (In Thousands)	Ave Permit Value
1	Brookside at Bear Creek	82	0	4	32	50	39%	\$254	\$250
2	Courtyards Addition	24	2	14	14	10	58%	\$195	\$300
3	Creekwood Estates	52	1	9	14	38	27%	\$410	\$400
4	Running Bear Estates	22	0	2	4	18	18%	\$360	\$350
5	The Enclave at Wilshire Park	74	3	19	28	46	38%	\$210	\$200
6	The Landing at Eden Lake	42	0	0	37	5	88%	\$369	\$400
7	Thousand Oaks	22	1	1	19	3	86%	\$315	\$400
8	Villas at Texas Star	111	4	33	71	40	64%	\$250	\$275
Totals:		429		82	219	210			



Foreclosure Activity

Foreclosure Auctions

	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09
City of Euless	16	26	19	27	26	32	34	28	30
Tarrant County	1,164	1,521	1,340	1,700	1,836	1,642	2,015	1,545	1,692



Average Valuation of Homes Sent to Auction (Single Family Residences in Euless)

Month	Average
October 2008	\$127,643
November 2008	\$149,243
December 2008	\$152,570
January 2009	\$128,625
February 2009	\$154,259
March 2009	\$164,370
April 2009	\$140,342
May 2009	\$140,602
June 2009	\$150,465
July 2009	\$150,694
August 2009	\$138,007
September 2009	\$161,938

Age of Homes sent to Auction by Decade of Construction

Decade of Construction	Number of Homes Sent to Auction 10/08 - 9/09
1950	22
1960	52
1970	17
1980	43
1990	13
2000	45

Commercial Development

Commercial Permits September 2009	Permits in Sep		Permits YTD		Value in Sep		Value YTD	
	2008	2009	2008	2009	2008	2009	2008	2009
New Commercial Construction	6	2	15	6	\$ 6,235,000	\$ 10,248,000	\$ 12,337,990	\$ 15,879,246
Additions/Alterations	2	4	26	18	\$ 19,000	\$ 78,300	\$ 3,723,750	\$ 1,680,357
Comm. Fence Permits	0	0	3	10	\$ -	\$ -	\$ 13,400	\$ 75,406
Total Commercial Permits	8	6	44	34	\$ 6,254,000	\$ 10,326,300	\$ 16,075,140	\$ 17,635,009

Significant Commercial Permits September 2009

Issue Date	Business Name	Address	Permit Type	SQ Foot	Value of Work
9/11/2009	Verizon Exchange Building	1001 Bear Creek Pkwy	New Commercial	31370	\$10,200,000
9/11/2009	Interior finish-out	417 W. Eules Blvd	New Commercial	3600	\$48,000
9/24/2009	American Communication	199 Cullum Drive Cellular Tower			\$10,000
9/29/2009	Clear Channel Communication	2700 N Main – Water Tower			\$20,000
9/3/2009	Verizon Wireless Retail Store	2720 State Hwy 121 # 300			\$47,800

Commercial Certificates of Occupancy September 2009

Issue Date	Business Name	Address	Classification	SQ Foot
9/8/2009	SALON TREE	313 WESTPARK WAY	BEAUTY SALON	1025
9/15/2009	H.E.B. CHIROPRACTIC & REHAB	451 WESTPARK WAY	CHIROPRACTIC	1120
9/15/2009	MID-CITIES BLVD CHEVRON	9071 E. MID-CITIES BLVD	GAS STATION	2100
9/15/2009	NEURO FITNESS FOUNDATION	1361 W. EULESS BLVD.	MEMBERSHIP SPORT RECREATION	2600
9/15/2009	NO PROBLEM SERVICES	1107 S. AIRPORT CIRCLE # B	OFFICE/WAREHOUSE	3500
9/16/2009	RCCG, MOUNTAIN OF PRAISE AND WORSHIP	2807 W. EULESS BLVD	WORSHIP CENTER	4600
9/21/2009	C F ELECTRIC, INC	2812 S. PIPELINE RD	OFFICE/WAREHOUSE	5985
9/25/2009	COMPASS REALTY	610 S INDUSTRIAL BLVD	OFFICE BUILDING	35000

Miscellaneous Permits	Permits in Sep		Permits YTD	
	2008	2009	2008	2009
Accessory Building	2	1	18	10
Electrical Permit	12	15	122	105
Garage Sale	62	50	541	506
Lawn Sprinkler	11	11	96	92
Mech. Condenser	0	0	14	7
Mechanical Permit	15	14	168	141
Plumbing Permit	25	23	259	228
Roofing Permit	10	2	163	65
Sewer Line Repair/Replace	0	0	6	6
Sign Permit	21	7	83	69
Special Event Sign Permit	4	0	22	19
Swimming Pool	2	2	18	8
Total Misc. Permits	164	125	1510	1256

Code Enforcement



Eules Passes New Sign Ordinance

On August 25, 2009, the City Council approved a new sign ordinance for the City of Eules. In an effort to preserve the aesthetic quality of the City and lessen driver distraction from excessive signage, the new ordinance expands definition, size, physical placement and timing of signs.

The sign ordinance is effective for all new sign permits in the City as of August 25th, 2009.

For more information regarding the sign ordinance contact Kurt Kasson, Building Official – (817) 685-1656 or at kkasson@ci.eules.tx.us

Code Enforcement Cases August 2009		Cases in August		Cases YTD	
Case Type	Common Violation	2008	2009	2008	2009
Building Cases	No Building Permit	1	1	25	15
	Plumbing Violation	1	0	5	2
	Electrical Violation	1	0	24	21
	Property Maintenance	5	3	141	92
	Minimum Housing	4	3	105	52
	Dangerous Conditions/Structures	0	0	5	1
	Screening Swimming Pools/Spa	0	1	4	5
	Accessory Buildings	0	0	0	2
	Permit Required for Sales	1	0	4	1
Health	Nuisance - Pools/Spas Clarity	0	0	13	17
Littering and Trash	Trash/Littering	12	3	137	87
	Littering/Life Safety (24hrs)	0	0	5	9
Property Maintenance (Weeds)	High Grass and Weeds	55	18	527	310
Water	Watering Violations	0	0	0	10
Zoning Violations	Nuisance Other	0	0	16	2
	Garbage Collection/Pick Up Req.	26	0	237	50
	Solid Waste Other	0	0	0	2
	Illegal Outdoor Storage (Non Res)	1	0	24	3
	Illegal Outdoor Storage (Res)	7	1	225	75
	Fences/Walls In Disrepair	7	0	122	45
	Parking on Unpaved Surfaces	14	1	111	43
	Zoning Violation (Other)	0	0	11	6
	Signs/Billboards	1	1	7	14
	Poss Illegal Home Occupation	2	0	6	12
	Materials on ROW/Street	0	0	1	6
TOTALS		138	32	1755	882

Health Inspections

Restaurants and Food Service

Location	Address	Date Inspected
Adam's Auto Service	1600 W. Euless Blvd.	9/11/2009
AEP	1100 Raider Dr.	9/23/2009
Bear Creek Elementary	401 Bear Creek Dr.	9/30/2009
Burger Box #22	1101 Raider Dr.	9/23/2009
Central Junior High School	3191 W. Pipeline Rd.	10/2/2009
Cool Zone	100 S. Industrial Blvd.	9/25/2009
C-Store	1510 W. Euless Blvd.	9/11/2009
Discount Food	1012 Villa Dr.	9/25/2009
Domino's	4305 W. Pipeline Rd.	9/23/2009
Donut Castle	3260 W. Euless Blvd.	9/16/2009
Euless Jr. High School	306 W. Airport Frwy.	9/14/2009
Family Dollar	2900 W. Euless Blvd.	9/10/2009
Golden Chick	2600 W. Euless Blvd.	10/2&5/09
IHOP	2309 W. Airport Frwy.	9/1/2109
Incredible Pizza Company	1201 W. Airport Frwy.	9/2/2009
Jack In The Box	3001 W. Euless Blvd.	10/2/2009
Lakewood Elementary	1600 Donley Dr.	9/15/2009
Marina's Restaurant & Bar	1509 W. Euless Blvd.	9/21/2009
Midway Park Elementary	409 N. Ector Dr.	9/14/2009
Napoli's Italian Cafe	3008 W. Euless Blvd.	9/24/2009
North Euless Elementary	1101 Denton Dr.	9/15/2009
NYPD	304 S. Industrial Blvd.	9/28/2009
Oakwood Terrace Elementary	700 Ranger St.	9/21/2009
OC Burgers	1201 W. Airport Frwy.	9/29/2009

Public Access Swimming Pools and Spas

Pool Location	Address	Date Inspected
Enclave Apart. (1Pool & 2 Spas)	855 E. Ash Ln.	9/3/2009
Landing at Bear Creek (2Pools & 1Spa)	1130 Bear Creek Pkwy.	9/3/2009
Oak Park Apart. (3Pools)	1350 N. Main St.	9/3 & 23/09
Overlook at Bear Creek (3 Pools & 1 Spa)	800 E. Ash Ln.	9/4/2009
Woodchase Apart. (2Pools & 1 Spa)	1000 E. Ash Ln.	9/3/2009
This Completes 2009 Pool Inspections		

District 1 Inspections

* - New Owner

** - Name Change

Location	Address	Date Inspected
Office Depot	201 S. Industrial Blvd.	9/28/2009
Philly Steak & Deli	3260 W. Euless Blvd. #7	9/23/2009
Pronto Food Store	3101 W. Euless Blvd.	9/14/2009
Pronto Food Store Deli	3101 W. Euless Blvd.	9/14/2009
Quick Food	820 Wilshire	9/11/2009
Quik Trip Deli	105 Westpark Way	9/21/2009
Quik Trip store	105 Westpark Way	9/21/2009
Raven's Grille	1400 Texas Star Pkwy.	10/2/2009
SA & J	1301 W Glade Rd.	10/2/2009
Schlotzsky's Deli	2323 W. Airport Frwy.	9/28/2009
Shell Food	3100 W. Euless Blvd.	9/14/2009
Shell Food & Deli	3100 W. Euless Blvd.	9/14/2009
Softball World at Texas Star	1375 W. Euless Blvd.	9/15/2009
South Euless Elementary	605 S. Main St.	9/21/2009
Texas Star Bar	1400 Texas Star Pkwy.	10/2/2009
The Den	316 S. Industrial Blvd.	9/25/2009
The Flame Steak House Restaurant	3375 W. Euless Blvd.	9/14/2009
The Flame Steak House Bar	3375 W. Euless Blvd.	9/14/2009
The Parks at Texas Star/Mobile Unit	1501 S. Pipeline Rd.	9/29/2009
The Right Step	2219 W. Euless Blvd.	10/2/2009
Trinity High School	500 N. Industrial Blvd.	9/29/2009
Westdale Hills Golf Club	1401 Sotogrande Blvd.	9/16/2009
Whataburger #461	2301 W. Airport Frwy.	9/30/2009
Wilshire Elementary	420 Wilshire Dr.	9/23/2009

Development Activity



Site grading and construction activity has begun on a new Church's Chicken restaurant located on Harwood Road just west of Euless Main Street.

417 W. Euless Boulevard is in the process of completing an interior finish-out. The project will house a new Laundromat.



Aldi Foods, a highly anticipated grocery store to be located south of SH 183, within the Euless Town Center development has completed their construction. The company intends to open the store in the first quarter 2010 to coincide with other store openings in the Dallas / Fort Worth region.



Verizon Wireless will be developing a new switching station at the southwest corner of Bear Creek Parkway and Harwood Road within the Villages of Bear Creek area. Initial earth moving has begun. Significant landscaping and usage of existing trees and undergrowth will be included in this project.

Demographics and Data

Location:

Halfway between Dallas and Fort Worth on S.H. 183 bordering the southwest corner of DFW Airport

Education:

Served by award winning Hurst-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

Recreation:

Euless maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

2030 Population Projections

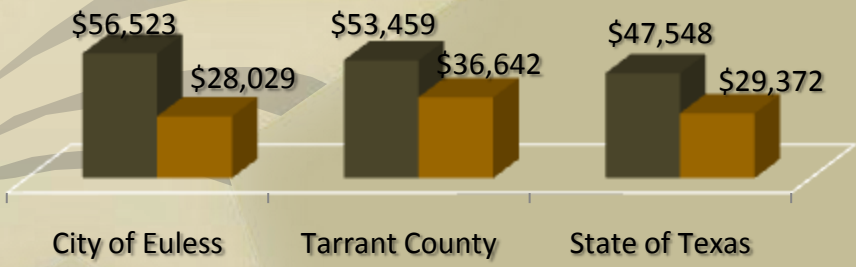
	2000	2005	2010	2015	2020	2025	2030
Population	46,202*	50,786	51,910	54,444	56,724	60,671	62,314
Households	19,456*	21,275	21,733	22,739	23,520	24,987	25,500
Employment	18,403	23,316	26,866	30,945	33,361	33,458	33,477

Source: NCTCOG, *US Bureau of Census

Population Estimates	2000 Census	2009 Estimate	Numerical Change	Percent Change 2000-2009
Euless	46,005	54,200	8,195	18%
Tarrant County	1,446,219	1,807,750	361,531	25%
State of Texas	20,851,820	24,637,254	3,785,434	18%

Source: NCTCOG, Texas State Data Center

■ Median Income ■ Per Capita



The City of Euless (Incorporated 1953) currently contains 16.9 square miles. Approximately 31% of the City is contained within the Dallas Fort Worth International Airport.